



# OFFERING MEMORANDUM

0 CORSICANA  
CROSSING BLVD  
CORSICANA, TX 75109

Discover the potential of this prime 1.1-acre tract, strategically located in Corsicana, right off Corsicana Crossing Blvd and directly across the street from the I-45 frontage road.

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# PROPERTY SUMMARY

0 Corsicana Crossing Blvd Corsicana, TX 75109

**LEASE RATE:** \$1,367.36 Acre/month

**LEASE TERM:** Negotiable

**PROPERTY TYPE:** Land

**AVAILABLE SF:** 1.09 Acres

**LOT SIZE:** 1.067 Acres

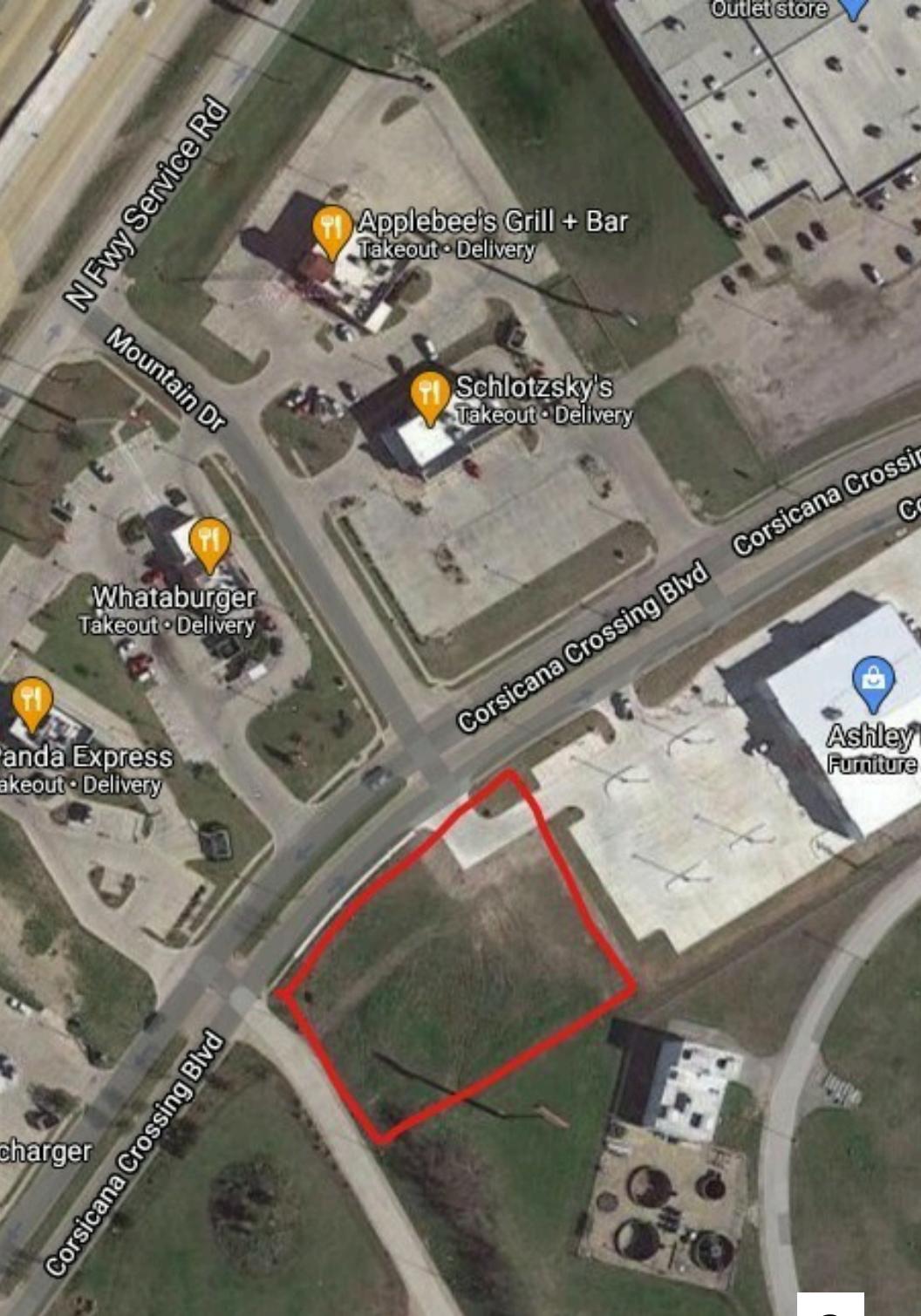
The tract's proximity to both local shoppers and interstate travelers makes it an exceptional location for businesses looking to establish a prominent presence in the Corsicana market. With its combination of accessibility, visibility, and a vibrant retail setting, this 1.1-acre lease offers a rare chance to join a thriving commercial community.

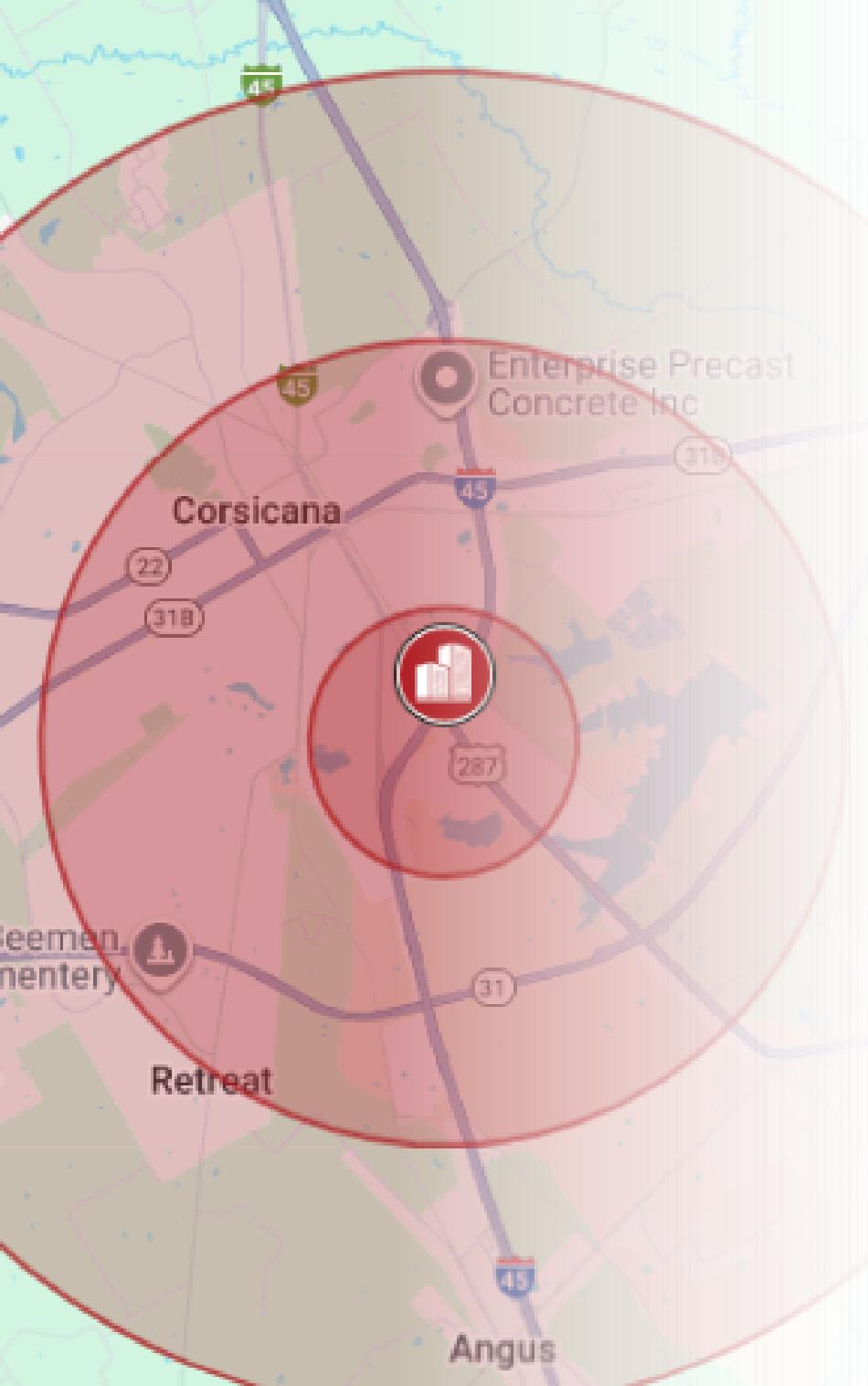


# PROPERTY HIGHLIGHTS

## Corsicana Crossing Land Lease

- 237 ft of frontage on Corsicana Crossing Blvd
- Superb location in the popular Corsicana Crossing retail shopping center
- Shares an access driveway with new Ashley Furniture store
- Only 500ft from the I-45 access road down Mountain Dr which is directly across from the property





## AREA OVERVIEW

Discover the potential of this prime 1.1-acre tract, strategically located in Corsicana, right off Corsicana Crossing Blvd and directly across the street from the I-45 frontage road. This highly desirable piece of land offers unparalleled visibility and access, making it an outstanding opportunity for businesses seeking to capitalize on high traffic and excellent exposure.

	0.3 Miles	0.5 Miles	1 Miles
Total households	346	4,837	9,027
Total population	551	12,938	23,352
Persons per household	1.6	2.7	2.6
Average household income	\$37,524	\$47,711	\$54,368
Average house value	\$66,646	\$94,985	\$125,319
Average age	56.7	32.7	34.8
Average age male	57.2	30.7	32.7
Average age female	56.6	34.5	36.6

# RETAILER MAP





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Mountain Dr

237 ft

215 ft

169 ft

237 ft